

WARRANTY DEED

011662

NO TRANSFER
TAX PAID

KEVIN O'BOYLE of Waterville, Kennebec County, State of Maine, for consideration paid, grants to KEVIN O'BOYLE as TRUSTEE OF THE KEVIN O'BOYLE TRUST, with Warranty Covenants, a certain lot or parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

THE UNIT known and designated as Unit #24 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A.E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on March 11, 1986 in the Kennebec County Registry of Deeds in Plan File #E-86032. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986 and is recorded in said Registry of Deeds in Book 2919, Page 320, as amended by Amendment dated June 30, 1986 and September 4, 1986 and recorded in said Registry in Book 2996, Page 275, and Book 3018, Page 195, respectively, which is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86033, E-86034 and E-86035.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed by FSD Associates, Inc., to Kevin O'Boyle by deed dated October 3, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3037, Page 97.

Witness my hand and seal this 13th day of June, 1995.

Anne Wyman

Kevin O'Boyle
Kevin O'Boyle

STATE OF MAINE
KENNEBEC, SS.

June 13, 1995

Then personally appeared the above-named Kevin O'Boyle and acknowledged the foregoing instrument to be his free act and deed,

Before me, Elaine R. Galley
Notary Public/Attorney at-Law

ELAINE R. GALLEY
NOTARY PUBLIC, MAINE
MY COM. EXPIRES DECEMBER 12, 1998



12-061395

RECEIVED KENNEBEC SS.

95 JUN 16 AM 9:00

ATTEST: Theresa Reed Means
REGISTER OF DEEDS